

Proposed Additional Bonuses

Reveals	0.001 per sq. ft. with a .02 maximum bonus
Molding	0.0001 per sq. ft. with a .02 maximum bonuses, minimum 4 inches wide

A/C on the roof and screened from all sides 0.01

Single Family and Two Family Design Requirements

1. The following regulation applies to the horizontal wall of the Main Permitted Use which faces a street:
 - a. 25% of the entire wall shall have a setback that is at least 3 ft. greater than the remaining portion of the wall.
 - b. Terraces, balconies and/or porches shall not be counted in the determining the length of the wall.
2. See page 30:61 for the existing wall height regulations. Below is new language.
 - a. Walls above 22.5 ft. shall have a minimum of 60% of the surface open.
 - b. If a wall height facing a yard exceeds 22.5 ft. an architectural feature that projects at least 2 ft. from the wall shall be placed at or below the 22.5 ft. elevation. The architectural feature shall extend around the entire structure.
3. Air conditioning equipment shall not be located in any Front Zone (includes front and side yards facing a street).
4. The elevation of entrances in the front or side yards facing a street shall not exceed the Base Flood Elevation.
5. Pipes located below a garage ceiling shall be enclosed in a soffit when the pipes can be seen from the street.
6. Garages facing a street in Single Family and Two Family Zoning Districts:
 - a. Lot Width 80 ft. or less: No more than one parking space in a garage shall have direct access to the street with a 20 ft. minimum setback.
 - B .Lot Width greater than 80 ft.: Garage doors shall not face a street. The minimum required setback shall be 10 ft. setback. The wall facing a street shall have windows that match those used in the Main Permitted Use.
 - c. 50% of the floor area shall be included in the floor area ratio calculation.

7. The maximum elevation of the lowest finished floor is the Base Flood Elevation.

8. Add to bonuses:

Bonus # 1. Single Family and Duplex Districts. When a porch faces a street, it shall have the below minimum dimensions in order to be awarded the bonus.

- a. Width: 8 ft.
- b. Floor area: 120 sq. ft.
- c. Elevation: Shall not exceed Base Flood Elevation
- d. Steps: 5 ft. from any property line

Bonus # 3 ~~Building located between 15-20 ft. of the front property line.~~ Front Yard Setback Bonus: For every foot a building is setback less than 20 ft. to a maximum 15 ft., the bonus shall be .006 per linear foot.

9. When the Florida Building Code requires a railing, it shall be at least 50% open.

10. Balcony regulations:

- a. Railings or walls shall be at least 50% open.
- b. When facing a street, the minimum projection (depth) shall be 4 ft.

11. Walls and Fences which face a street are subject to the following: (NOTE: see page 30:68 for the balance of the regulations)

- a. Maximum height of 4 ft. above grade.
- b. Minimum setback of 2 ft. if a sidewalk is present, otherwise 0 ft.
- c. Shall be at least 75% open.
- d. Chain link fence is only permitted if it is black or green coated and a hedge is planted with a minimum height of 2 ft. at 2 ft. centers.

12. Generator Regulations

- a. Not permitted in any yard that faces a street.
- b. Generators which produce a noise that is greater than 60 decibels measured at a property line is prohibited.
- c. The Floor Area shall be included in the Floor Area Ratio calculation.
- d. Generators that were permitted prior to the adoption of this ordinance which produce a noise that is greater than 60 decibels measured at a property line shall not be permitted to operate from 11:00 p.m. to 7:00 a.m. on any day of the week. The Building, Zoning, and Planning Director may grant an exception to the time limitations if an occupant of the building requires air conditioning to maintain their health.

NOTE THIS WILL NOT BE IN THE CODE AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY: According to Paul Tipler's Physics For Scientists and Engineers (Third Edition, 1991 by Worth Publishers):

Normal breathing 10dB
Soft whisper (at 5m) 30dB
Normal conversation 60dB
Busy traffic 70dB
Average factory 80dB
Niagara Falls 90dB

13. The Gross Floor Area Ratio in Single Family and Two Family Zoning districts shall not exceed 0.65.

Gross Floor Area: The total floor area contained within a building including the horizontal area of external walls.

14. Maximum height in Single Family and Two Family Districts:

Maximum building height is 35 ft. The height of a building shall be its overall height measured from the Base Flood Elevation to the highest point of the building roof for elevated homes and from the crown of the road to the highest point of a roof for Non-Elevated Homes. ~~There shall be no limitation on the Number of Stories.~~

The Number of Stories shall not exceed two (2) above the Base Flood Elevation; however, one (1) additional story is permitted subject to the following:

- a. The maximum Floor Area shall not exceed 15% of the Floor Area of the Main Permitted Use or 600 sq. ft. whichever is smaller.
- b. The second story tie beam shall be no higher than 27 ft.